

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
 PRESIDENT: STEVE R. HAMMERS
 VICE PRES: DAVID J. HAMMERS
 141 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 (719) 575-1598 FAX: (719) 570-7008
 www.hammersconstruction.com

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TIM HOLES
 CLAREMONT BUSINESS PARK-LOT 4
 1483 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

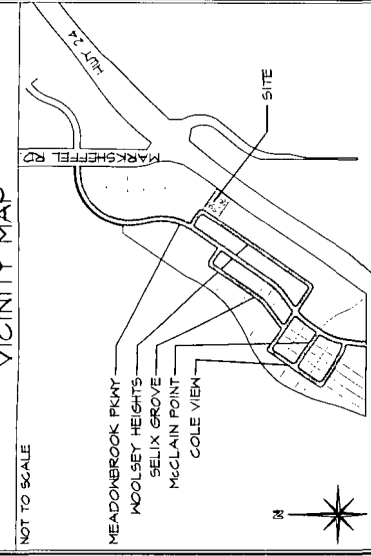
DATE: JUNE 8, 2006
 DRAWN BY: L. PETERSON
 PROJ. MNR: J. HAMMERS
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 614

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 JOB NO: 614

SUBMITTALS:
 1. 3-05-01/COMMENTS 1-8-06
 2. 1-8-06/OFFICIAL SUBMITTAL
 3. 10-4-07/REVISED PLOT PLAN

1 of 10
 SITE PLAN

- DRAWING INDEX**
- 1 OF 10 - SITE PLAN PROJECT INFORMATION, DRAWING INDEX
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 - 3 OF 10 - GRADING DETAILS
 - 4-TSOI - GRADING TITLE SHEET
 - 5-06N1 - GENERAL NOTES
 - 6-06N1 - GENERAL NOTES
 - 7-06N1 - GRADING CONTROL PLAN
 - 8-06N1 - EROSION CONTROL PLAN
 - 9-06N1 - UTILITY PLAN
 - 10 OF 10 - BUILDING ELEVATIONS



PROJECT INFORMATION

OWNER NAME: TIM C. HOLES, TRUST OF 1915
 21 LAKE AVE
 COLORADO SPRINGS, CO 80906

LEGAL DESCRIPTION: LOT 4 FILING 1A OF CLAREMONT BUSINESS PARK
 54081-01-028
 59,775 SF (137 ACRES)
 VACANT
 NONE (MAP NO. 08041C0156 F, DATED MARCH 17, 1997)

PARCEL NUMBER: 54081-01-028
 ZONING: B-2
 LOT SIZE FOR 4: 59,775 SF (137 ACRES)
 CURRENT USE: VACANT
 FLOODPLAIN STATEMENT: DATED MARCH 17, 1997

BUILDING INFORMATION:
 PROPOSED PRINCIPAL USE: OFFICE/WAREHOUSE
 BUILDING OCCUPANCY: B-2
 TYPE OF CONSTRUCTION: I-B
 FIRE SYSTEMS: SPRINKLED
 AREA SEPARATION WALLS: NONE
 ZONING CODE STUDY: NONE
 PROPOSED PRINCIPAL USE: OFFICE/WAREHOUSE
 FRONT YARD SETBACK: 15'-0" (45'-0" MAX)
 SIDE YARD SETBACK: NONE
 REAR YARD SETBACK: 25'-0"

REQUIRED PARKING SPACES:
 OFFICE (1 SPACE/250 SF): 11
 WAREHOUSE (1 SPACE/1000 SF): 7
 H.C. (1 SPACE/25 FEET): 18
 TOTAL PARKING SPACES REQUIRED: 36
 STANDARD SPACES PROVIDED: 36
 H.C. SPACES PROVIDED: 2
 COMPACT SPACES PROVIDED: 2
 LOADING SPACES PROVIDED: 1 (14'x8')
 (SEE DETAIL 2 OF 10 FOR DIMENSIONS)

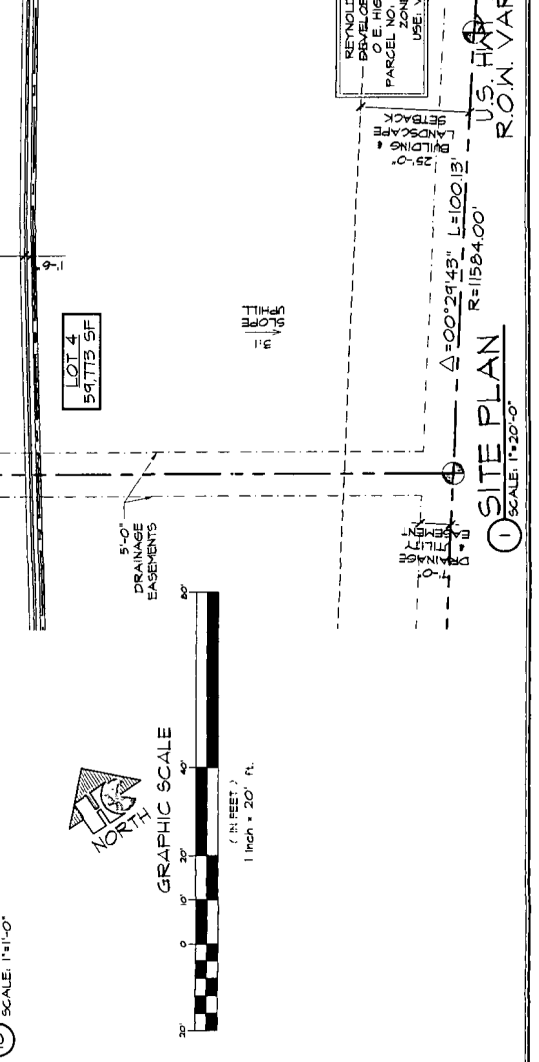
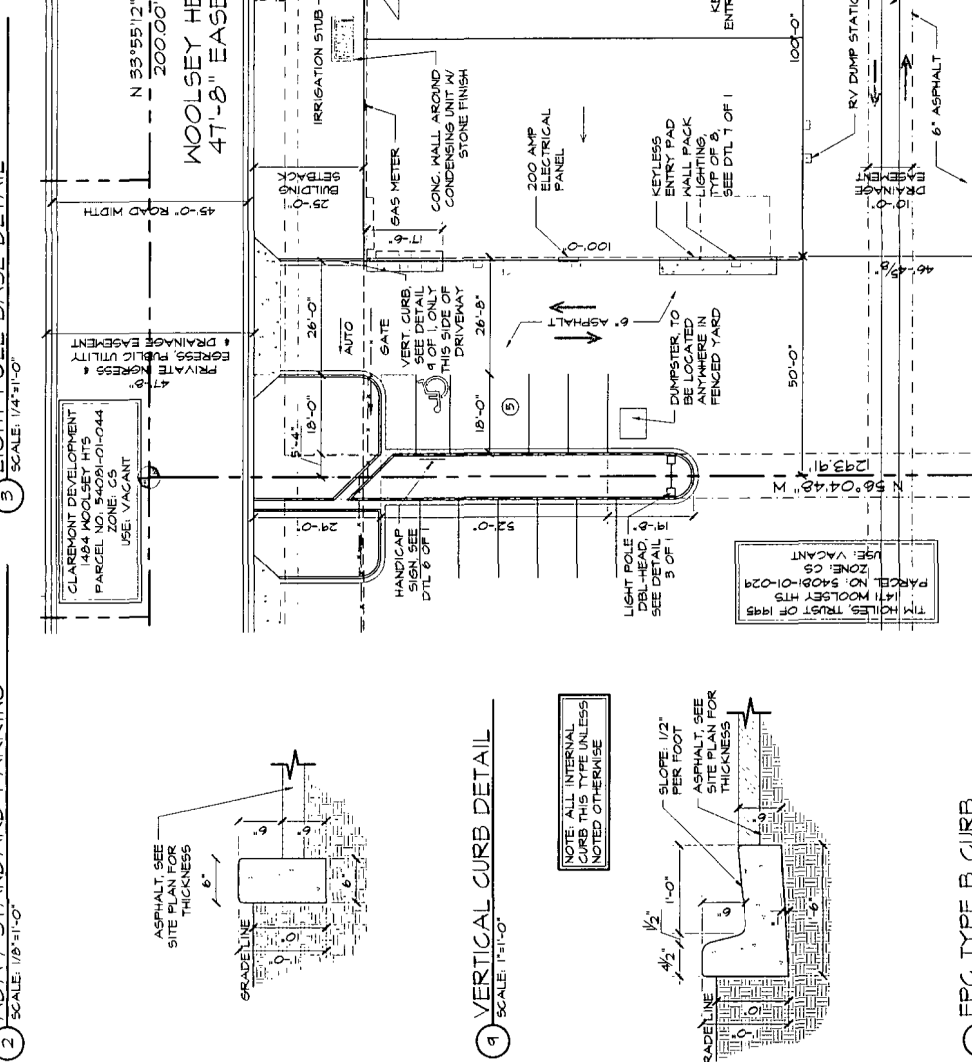
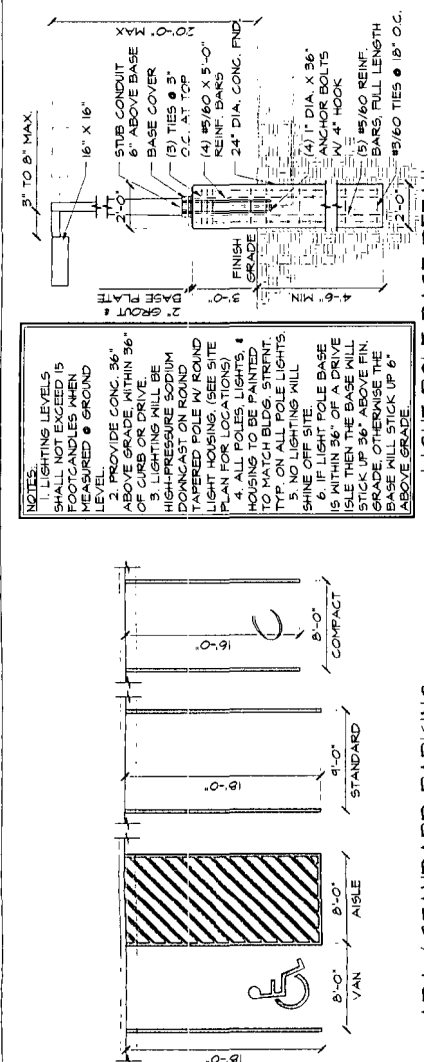
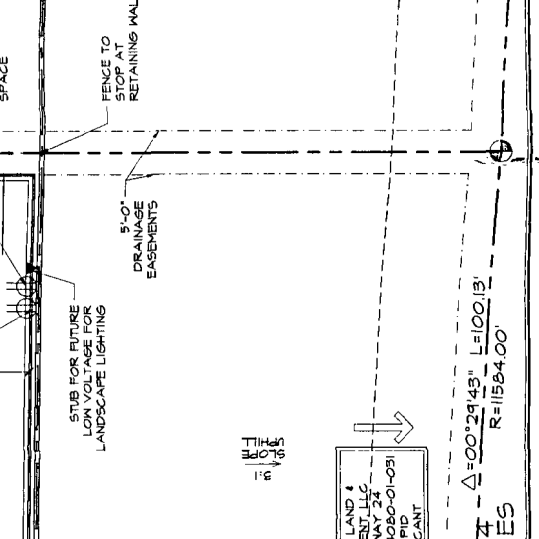
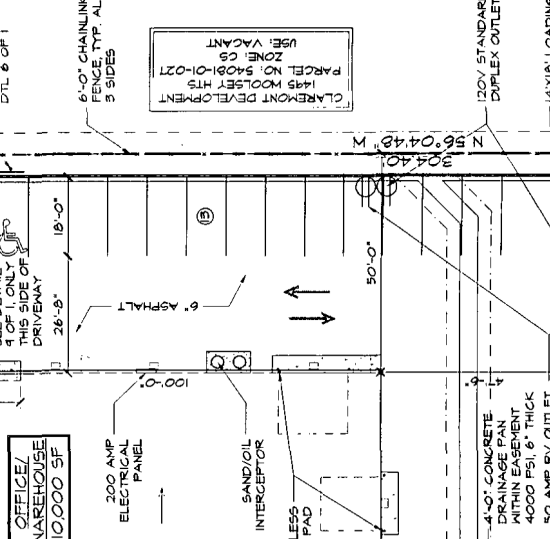
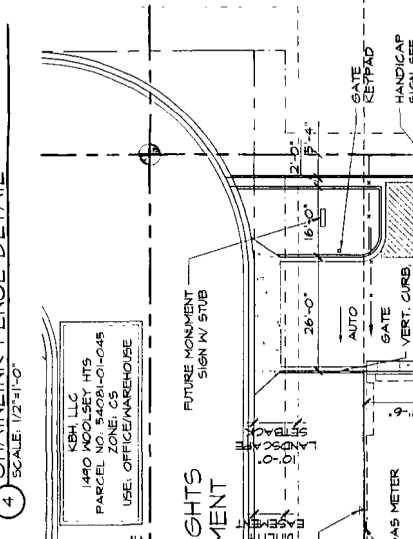
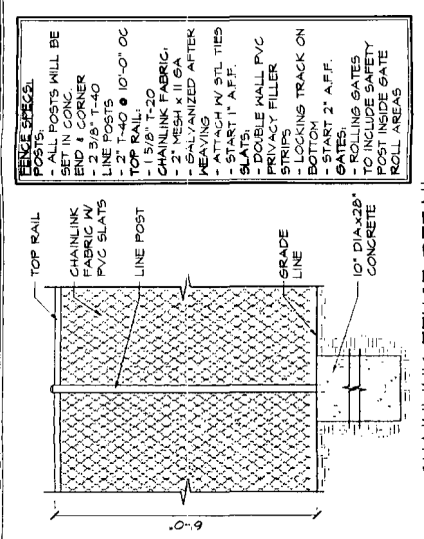
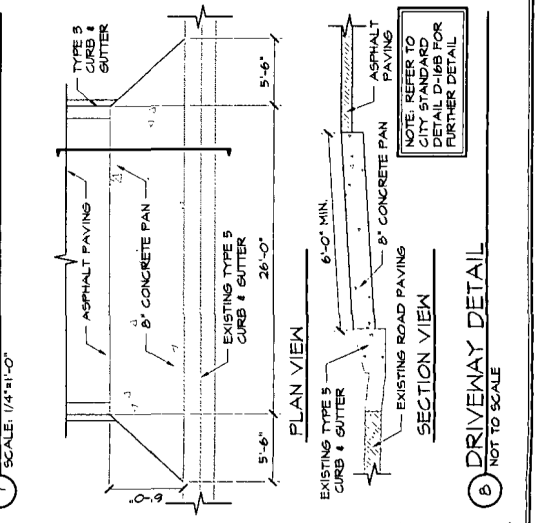
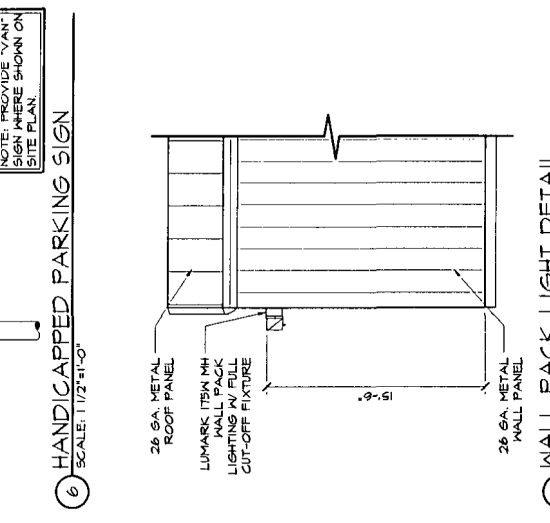
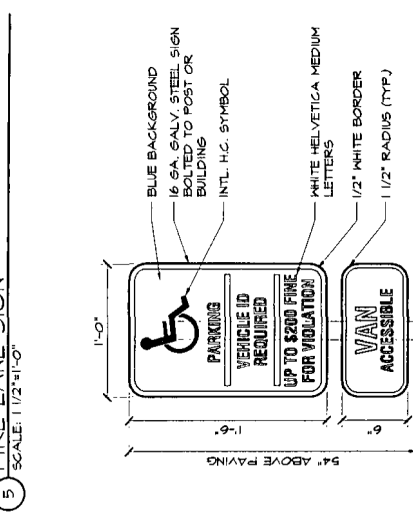
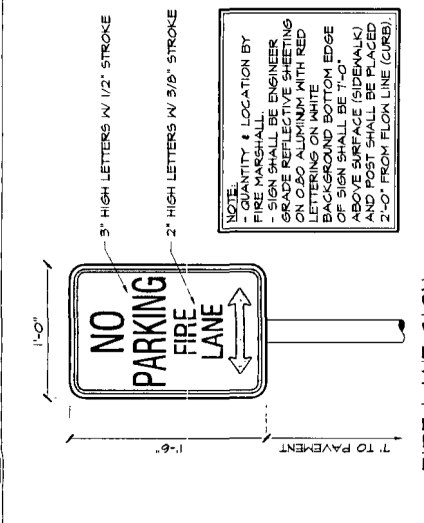
DEVELOPMENT SCHEDULE:
 CONSTRUCTION: SUMMER 2007
 LANDSCAPING: FALL 2007

DEVELOPMENT APPLICANT:
 COMPANY: HAMMERS CONSTRUCTION, INC.
 141 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915

PHONE NUMBER: (719) 570-1544
 (719) 570-1008
 APPLICANT NAME: LISA PETERSON
 APPLICANT E-MAIL: peter@hammersconstruction.com

SITE LEGEND

PROPERTY CORNER	PROPERTY LINE
TRAFFIC FLOW	RIGHT OF WAY
MALL PACK LIGHTING	BUILDING SETBACK
ELECTRICAL TRANSFORMER	LANDSCAPE SETBACK
	UTILITY/DRAINAGE EASEMENT
	ELECTRICAL EASEMENT
	ACCESS EASEMENT
	CHAINLINK OPAGUE FENCE
	6" HIGH MOUNTED IRON FENCE
	GAS LINE
	WATER LINE
	ELECTRICAL LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	PHONE LINE
	OVERHEAD ELECTRIC LINE
	RETAINING WALL
	NEW SIDEWALK LOCATIONS
	N CONTROL JOINTS @ 5'-0" O.C.
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	MANHOLE
	ELECTRICAL TRANSFORMER



CLAREMONT DEVELOPMENT
1484 WOOLSEY HTS
PARCEL NO. 54281-01-044
ZONE: CS
USE: VACANT

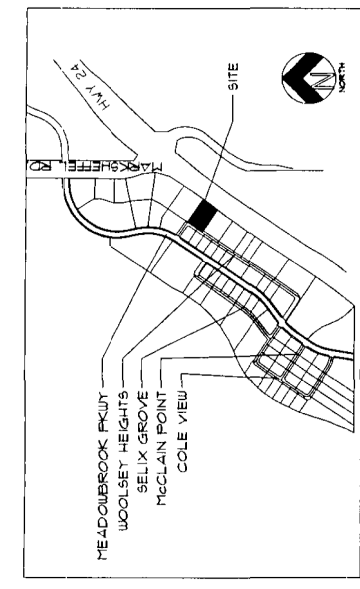
WOOLSEY HEIGHTS
1480 WOOLSEY HTS
PARCEL NO. 54281-01-045
ZONE: CS
USE: OFFICE/WAREHOUSE

CLAREMONT DEVELOPMENT
1484 WOOLSEY HTS
PARCEL NO. 54281-01-029
ZONE: CS
USE: VACANT

PROPOSED BUILDING
LOTS 384

LOTS 5&6
TIM C. HOLLES, TRUST OF 1936
PARCEL NO. 54281-01-029
ZONE: CS
USE: VACANT

LOT 2
CLAREMONT DEVELOPMENT
1485 WOOLSEY HTS
PARCEL NO. 54281-01-021
ZONE: CS
USE: VACANT



PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Key from App. B	Mature Width	Planting Size	Notes
○	PN	6	Pinus nigra	Austrian Pine	250/38A	30'	6' H	BIB
○	CH	5	Castanea coccinea 'Gall Nervis'	Cockspur Hawthorn	238AD	20'	1-1/2' CAL	BIB
○	GT	1	Gleditsia triacanthos	Spiny Honeylocust	45A	30'	1-1/2' CAL	STREET
○	RS	1	Rhus glabra 'Savina'	Flora Spring Shrub	467S	5'	1-1/2' CAL	STREET
○	JA	33	Japanese clematis 'Amesong'	Amesong Japoner	DA	3-4' / 3-4'	8 gal.	CON.
○	JA	2	Japanese clematis 'Amesong'	Blue Chip Japoner	2568A	3-5' / 6-8"	9 gal.	CON.
○	BCP	2	Berberis thunbergii 'Crisson Pearly'	Crisson Pearly Berberry	45A	2-3' / 1-2'	9 gal.	VT
○	CC	8	Caryopteris x carolinensis 'Dk. Koi'	Dk. Koi Blue Haze Spirea	236A	7-7-2-4'	9 gal.	CON.
○	PH	3	Philadelphus 'Mantel'	Mantel Philadelphus	448A	5-8' / 6-8"	9 gal.	PH
○	PO	1	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	4867S	2-4' / 2-4'	9 gal.	PH
○	ST	6	Spirea x bicolor 'Trotterii'	Trotter's Spirea	561UD	3-5' / 3-5'	4" H	PH
○	ST	2	Spirea x bicolor 'Trotterii'	Practical Spirea	54	3-4' / 3-4'	9 gal.	PH
○	H8	13	Helianthus scaberrimus	Blue Oil Grass	238D	2-2-3-3'	1 gal.	Re-seed, PRIVY
○	PH	21	Pennisetum alopecuroides 'Nana'	Dwarf Fountain Grass	A	0-8" / 1-2"	1 gal.	Re-seed

EVERGREEN TREES:
TOTAL NO. OF EVERGREEN TREES: 6

DECIDUOUS TREES:
TOTAL NO. OF DECIDUOUS TREES: 5

PERCENT SIGNATURE TREES REQUIRED: 60%
TOTAL NO. OF SIGNATURE TREES: 6

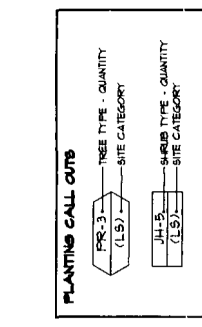
EVERGREEN SHRUBS:
TOTAL NO. OF EVERGREEN SHRUBS: 33

DECIDUOUS SHRUBS:
TOTAL NO. OF DECIDUOUS SHRUBS: 8

ORNAMENTAL GRASSES:
TOTAL NO. OF ORNAMENTAL GRASSES: 13

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
□	Blue/Gray River Rock Cobble 2-4" Diameter	2,100 SF
□	Organic Mulch 3" - See Notes	2,511 SF



PROJECT DATA

Property Area: 59,113 SF
Parking Stalls: 18
Zoning: CS
Landscape Area: 4,611 SF
Building: 10,000 SF

NOT FOR CONSTRUCTION (FOR APPROVAL ONLY) **FOR CONSTRUCTION**

THIS DOCUMENT IS FOR CITY REVIEW AND APPROVAL ONLY. ALL PLANS, DETAILS AND NOTES IN THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION OR BUILDING PERMITS. THESE DRAWINGS ARE THE PROPERTY OF ALL AMERICAN LANDSCAPE, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY ALL AMERICAN LANDSCAPE, INC.

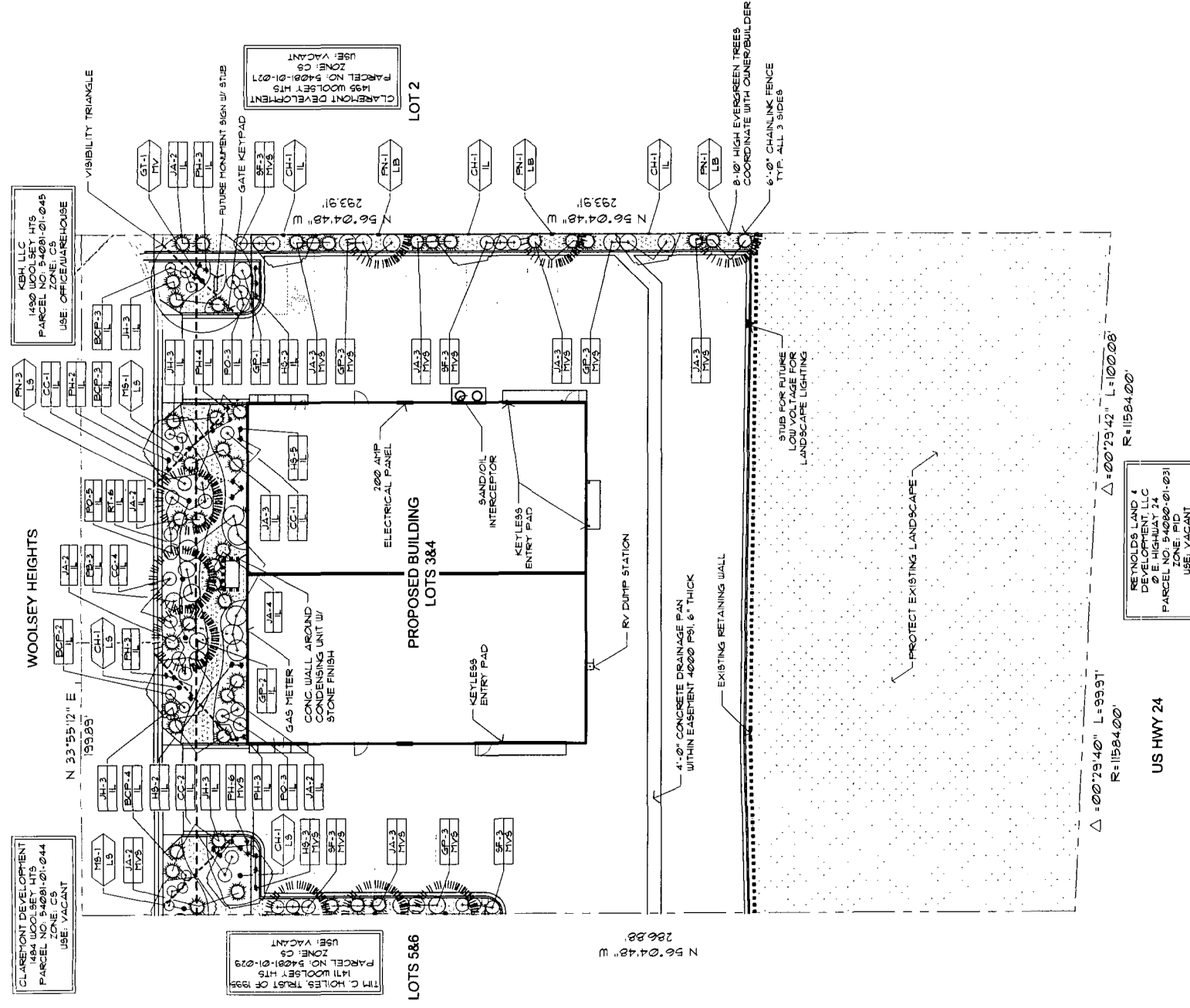
1483 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

CLAREMONT BUSINESS PARK LOTS 384-1

Drawn by: JIM
Date: 8/22/07
Scale: AS NOTED

Sheet: 2 OF 10

AAL-1182-07



LANDSCAPE PLAN

HAMMERS
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
 PRESIDENTS: DAVID R. HAMMERS
 VICE PRES: DAVID J. HAMMERS
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 (719) 570-8899 FAX (719) 570-7008
 www.hammersconstruction.com

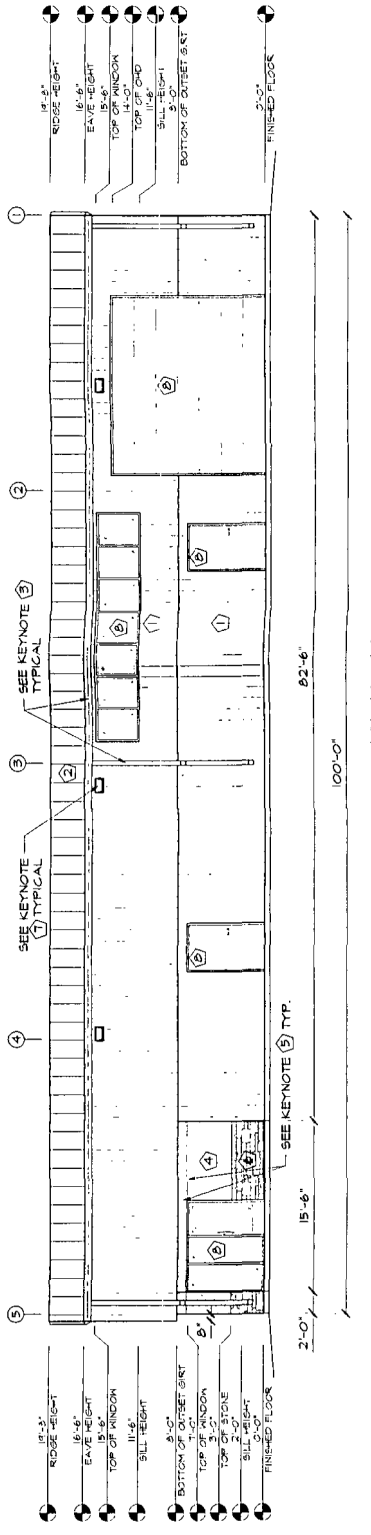
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TIM HOLLES
 CLAREMONT BUSINESS PARK-LOT 4-1
 1483 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

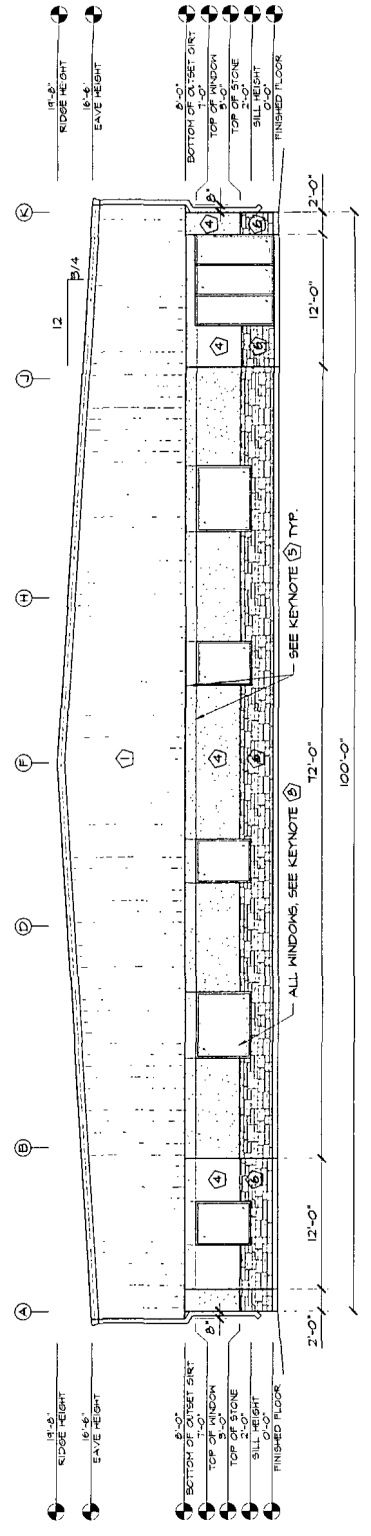
DATE: JUNE 8, 2006
 DRAWN BY: L. PETERSON
 PROJ MGR: J. HAMMERS
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1674

SUBMITTALS:
 1. 2-D DIMENSIONS THIS-06
 2. 3-D DIMENSIONS THIS-06
 3. THIS OFFICIAL SUBMITTAL
 4. 10-4-DIMANAGED PLOT PLAN

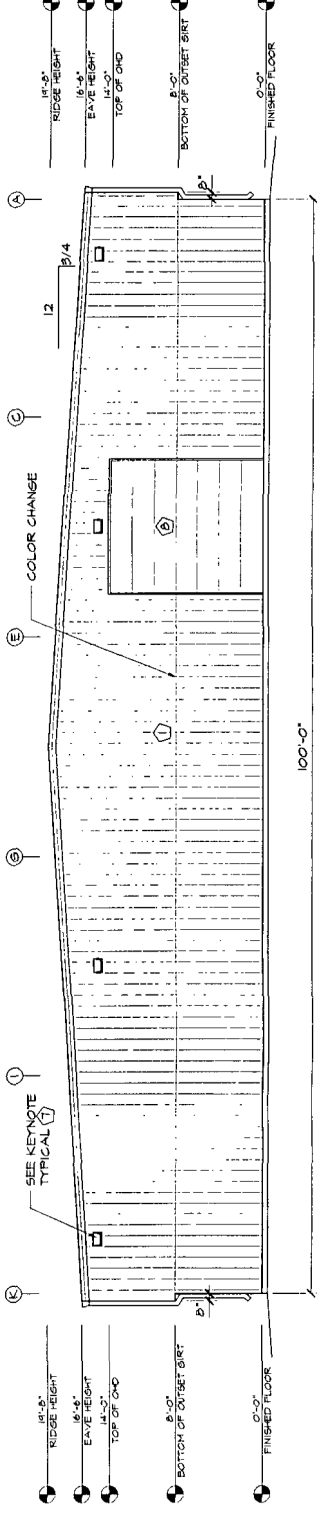
- KEY NOTES**
- 1 - REFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER
 - 2 - REFINISHED 26 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER
 - 3 - PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
 - 4 - 3/4" STUCCO FINISH
 - 5 - EXPANSION JOINT (120 SF MAX AREA)
 - 6 - STONE VENEER
 - 7 - WALL PACK LIGHT (TO LIGHT 6)
 - 8 - SEE SCHEDULES ON A4.1 FOR ALL DOOR & WINDOW INFORMATION



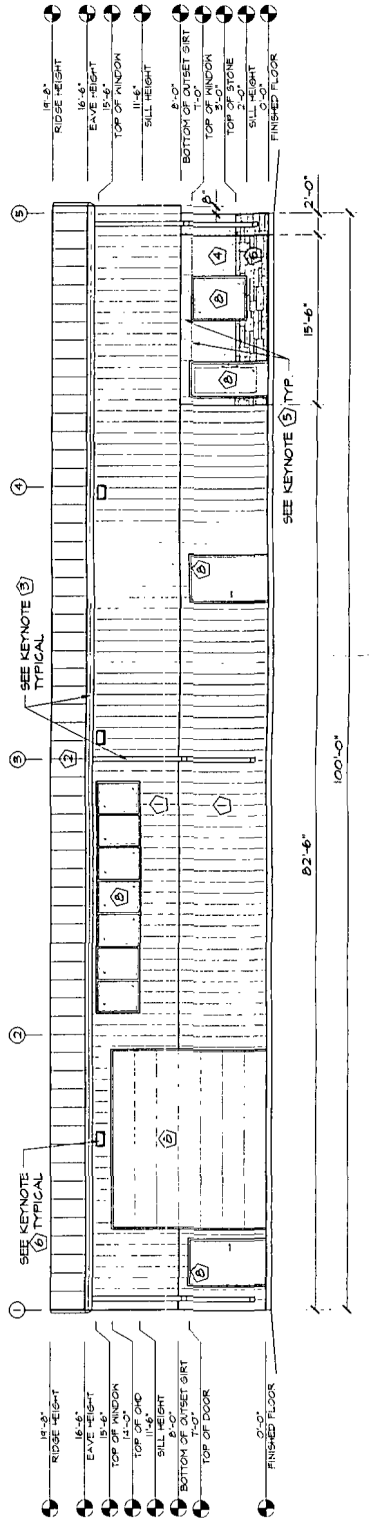
1 SOUTH-WEST ELEVATION
 SCALE: 1/8"=1'-0"



2 NORTH-WEST ELEVATION
 SCALE: 1/8"=1'-0"



3 SOUTH-EAST ELEVATION
 SCALE: 1/8"=1'-0"



4 NORTH-EAST ELEVATION
 SCALE: 1/8"=1'-0"